

**From:** "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>  
**To:** "Direct to Mayor and Council - DL"  
**CC:** "City Manager's Correspondence Group - DL"  
"Kelley, Gil" <Gil.Kelley@vancouver.ca>  
**Date:** 9/16/2019 2:55:39 PM  
**Subject:** Update on 2542 Garden Dr - DP-2019-00395

---

Dear Mayor and Council,

I am writing to you in regards to public responses through the Development Permitting Process for 2542 Garden Drive; in particular, the form letter sent by Mr. Ferrari as it relates to public engagement and form of development.

As part of the enquiry, rezoning, and DP processes, there have been numerous points of contact with the public to obtain feedback and provide comments on the proposed development at 2542 Garden Dr. Prior to the public hearing, there were 2 applicant led public open houses held in Fall 2017, as well as a City led open house on April 2018. These open houses were well attended by residents, and comments were received and reported on through the Rezoning report to Council (a the link to that report can be found here, starting on page 40: <https://council.vancouver.ca/20181113/documents/p1.pdf>). At the Public Hearing on January 17, 2019, the public raised concerns relating to the building height and the impact to the surrounding neighbourhood. On January 29<sup>th</sup>, 2019, Council approved the rezoning application and the proposed form of development in principle, including a rezoning condition seeking further setbacks of the top two-storey massing from south and west edges of the building to mitigate the impact to the low density residential neighbourhood to the south, west and southwest. It was also noted that this condition may result in a commensurate reduction in floor area. It was also directed by Council for Staff to ensure an "enhanced" consultation process at the DP application stage. This included:

- Application Open House (City-led):** July 8, 2019 at the Croatian Cultural Centre – 20 in attendance and 5 comments received.
  - Notification:** 1,160 neighbours were re-notified by post card along with the site signs.
  - \*Urban Design Review:** The revised design was presented to the Urban Design Panel (UDP) on August 7, 2019.
  - \*DP Board:** The application will go to the DP Board (rather than Director of Planning) as this offers added opportunities for the public to speak directly to the project at the Board Meeting.
- \* Note: Returning a proposal to UDP and taking it to DP Board immediately after public hearing is something generally reserved for projects which are highly contentious or have broader city impacts. Given the history of this proposal, DBL and PDS Staff deemed these extra requirements as necessary to be supportive of the communities input.

At present, staff are collecting comments, and the application is still under review. Staff will consider the public's comments carefully, in connection with the intent of the Council resolution from the Public Hearing as well as for compliance with applicable policies and regulations including the Grandview Woodland Plan. The Development Permit application will be going forward for consideration at the Development Permit Board meeting on September 30, 2019, which will include a staff report (including recommendations, conditions of approval, and summary of the rezoning conditions) and will serve as a further opportunity for the public to review and make further comments to the DP Board for consideration. Furthermore, subject to the outcome and final approval of the development permit, any form of development will require a future approval by Council as part of the enactment process for the CD-1 Bylaw at staff will be present to answer questions at this meeting.

We appreciate the comments received from the public, and will continue to engage the public and discuss these concerns through the development permit process. Should you have any questions with regards to this

matter, please contact Gil Kelley at 604.873.7456 or [gil.kelley@vancouver.ca](mailto:gil.kelley@vancouver.ca).

Best,  
Sadhu

**Sadhu Afochs Johnston** | City Manager  
Office of the City Manager | City of Vancouver  
604.873.7627 | [sadhu.johnston@vancouver.ca](mailto:sadhu.johnston@vancouver.ca)

Pronouns: he, him, his



*The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.*